



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
(614) 277-3000

Planning Commission Staff Report
Lower Level Conference Room
July 5, 2016 1:30pm

2. APPLICATION: Gateway Retail | Special Use Permit (Outdoor Seating)

Project Number: 201602050009

Location: North side of S.R. 665, south of Meadow Pond Court (040-013250)

Proposal: An outdoor 500 square foot patio containing approximately 26 seats on the west side of a proposed retail building

Applicant: Joe Smiley, Land Strategies, 635 Brooksedge Blvd., Westerville, Ohio 43081

Relevant Code Section(s):

- 1135.09(b)(12), Special Use Permits
- Gateway Business Park PUD Zoning Text (C-39-96)

Project Summary

The applicant is proposing to install an outdoor seating area for a Chipotle, to be part of a future multi-tenant retail building on the south side of Meadow Pond Court. The seating area will be 500 square feet in area located directly adjacent to the west side of the building. Nine (9) table and chair sets are proposed within the seating area, to be enclosed by 3' black metal fencing. Three table types and one chair type have been selected for the seating area. Details were also submitted for table umbrellas on the site. The selected umbrella is black and displays no signage.

The seating area is proposed to be on the raised sidewalk adjacent to the building. For additional protection from the parking spaces and parking lot drive aisle, two bollards are proposed at the northwest and southwest corners of the seating area. Because parking blocks are proposed for the parking spaces adjacent to the sidewalk containing the seating area, staff believes that the seating area is adequately protected for the surrounding vehicular areas. To visually separate the seating area from the drive aisle, landscaping is proposed to be installed on the north and west sides of the seating area. Specific landscaping to be installed within this area will be examined as part of the development plan for the site.

Code Analysis:

Per Section 1135.09, the Planning Commission is responsible for reviewing Special Use Permit requests and recommending approval, approval with modifications or denial to City Council based on findings of compliance with the standards and requirements of this Code (*see relevant code sections*) and subject to the conditions established by the Planning Commission to ensure compliance with the letter and intent of this Code. The following is the Development Department's evaluation based on code standards and requirements.

1. *The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;*

Standard is Met: The proposed outdoor seating area will not change the character of the district or that of nearby districts. The zoning text for the area identifies the subarea in which the seating area sits as the Retail Center for the Gateway Business Park PUD. Staff is of the opinion that outdoor seating is in character with a retail center area.

2. *The proposed use shall not adversely affect the use of adjacent property;*

Standard is Met: The proposed outdoor seating area is contained on the "Gateway Retail" property and will not adversely affect the use of adjacent property.

3. *The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;*

Standard is Met: The proposed outdoor seating area will be located on the raised sidewalk around the building and will be enclosed in a 3' black metal fence. Bollards are proposed at the northwest and southwest corners of the seating area and parking blocks will be utilized in spaces closest to the seating area to further prevent vehicles from entering the seating area. Landscaping is proposed on the north and west sides of the seating area to visually separate the seating area from vehicular areas.

4. *The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and school;*

Standard is Met: The proposed use will not place any further demand on public services.

5. *The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;*

Standard is Met: The proposed seating area will not impact the right-of-way significantly different than a permitted use in the PUD district.

6. *The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;*

Standard is Met: The use is in accordance with the intent of all applicable code requirements and ordinances of the City.

7. *The proposed use complies with the applicable specific provisions and standards of this Code;*

Standard is Met: The use is in accordance with the intent of all applicable code requirements.

8. *The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;*

Standard is Met: The site is located in a PUD-C district, in which seating areas are permitted under the approved zoning text upon approval of a special use permit.

9. *A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council approved submittal dates;*

Standard is Met: The applicant properly submitted a completed application.

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.